



RECYCLING FLYER ENCLOSED

September 13, 2019

Enclosed is a recycling flyer to keep for future reference. Please only put appropriate recyclable items in the recycling containers. Otherwise, the whole container will be considered "contaminated". Thank you.

GUTTERS & DOWNSPOUTS REPLACED

Action Roofing is 99% finished with replacing all the gutters & downspouts in the Development. If you see an area that they may have missed, please call the number below. Thank you for your patience and cooperation.

ANT INVASION REPORTED

It's been reported that ants are everywhere. The Association has ordered ant baits to be put around each building. If you have ants in your unit, you can buy items off of the shelves at many local hardware stores to spray. Some people have mentioned that cleaning materials like Windex or 409 also work as well.

GYM SURVEY RECEIVED; BOARD EXPLORING OPTIONS

Thank you to the many people who responded to the survey regarding the workout room at Bldg 7630. The Board has reviewed your responses and is taking steps to explore various options including potentially expanding the size of the gym. Please stay tuned.

BUILDINGS TO BE POWER WASHED

Now that the drought has been declared over, at last night's Board Meeting, the Board approved a contract with Affordable Painting to power wash the buildings. Notices will be posted prior to the work being done.

BOARD WORKING TO UPDATE EXISTING GOVERNING DOCUMENTS

The Board has been laboriously working on a draft of the restated governing documents to be, eventually, presented to owners for review and vote. Another meeting to solely discuss this topic is scheduled for Monday, **September 16, 2019, at 4PM**, in 7610 Meeting Room. Owners are welcome to attend.

CLOGGED SEWER LINES MAY BE PREVENTABLE

Whenever a sewer line is clogged, those units on the bottom floor often suffer from a big mess. Many times, the backup is a result from items such as baby wipes, tissues, paper towels, tampons, or other foreign objects that are flushed down the toilet. Please remember that even if the box says "flushable", please refrain from putting them down the toilet.

HOMELESS PEOPLE SEEN HOPPING RAILROAD FENCE

Recently, a homeless encampment was removed on the other side of the railroad tracks. Apparently, someone reported that people have climbed over the fence by the railroad tracks. If you see such activity, please call "911".

GROUND FLOOR UNITS CAN HAVE LATTICE WORK W/ BOARD APPROVAL

For those units with patios on the bottom floor, as owners, you may request from the Board to build a lattice enclosure for better privacy. If you wish to do so, the Association can provide you a set of approved plans. You will need to make a formal request to the Board and get approval prior to actual building the enclosure. Please call below for more information.

**NO SMOKING / VAPING ALLOWED
IN POOL / JACUZZI AREA**

By County Health codes, there is no smoking at any time at the pool area including the pool bathrooms and in the sauna room. Violators are subject to be fined and the County may close down the pool for violation. Pets are not permitted either.

SMOKE ONLY IN DESIGNATED AREAS

If you need to smoke, please only smoke in designated areas. They are strategically placed away from bldgs to minimize causing a nuisance to others.

**PARKING SPACES FOR ONLY
VEHICLES THAT FIT**

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site.

Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

**POOL RULES REITERATED
(Use at Your Own Risk)**

As warmer weather approaches, the Assoc would like to remind all owners / residents of the pool rules (posted at the pool structure) which, in part, include the following:

1) Observe all pool hours and regulations. This includes making sure the pool gate is closed and locked when entering or leaving. Do not open the gate for people who themselves do not have a gate access card. They are most likely non-residents and should not be admitted.

This is especially true for neighborhood kids who are being dropped off for a day of unsupervised swimming in our pool.

2) Guests and minors (less than 14 years old) should be accompanied by an adult Resident when in the pool area;

3) Smoking and use of glass containers (bottles, glasses, etc.) are prohibited in the pool area. Unit can be fined or pool privileges revoked if any of these rules are violated.

PARKING REMINDER

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

1) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;

2) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;

3) There is a maximum of two vehicles per Unit that may be parked in the Grove;

4) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

**OWNERS ARE RESPONSIBLE FOR
THEIR TENANTS / GUESTS BEHAVIOR**

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website www.eucalyptusgrove.org. Thank you in advance for informing your renters, guests, etc. of the Association expectations.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

**ALL EXTERIOR ALTERATIONS
REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must

have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to insure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

MAINTENANCE CONCERNS?**PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a

notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you. Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETINGS SCHEDULED;
AGENDA ENCLOSED;**

There is a special board meeting planned for **Monday, September 16, 2019, at 4PM**, at 7610 Meeting Room for discussion on the proposed governing documents. The agenda is enclosed.

The next regular monthly Board Meeting is scheduled for **Thursday, October 10, 2019, at 6PM**, at 7610 Hollister Ave, Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

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